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**Mussard-Barrett Ranch**  
Beaverhead County, MT

**Project Summary:**

Horse Prairie Watershed - 30 miles SW of Dillon

Owner: Mussard and Barrett Families

Acreage: 2,440

100% within Sage Grouse Core Area #8

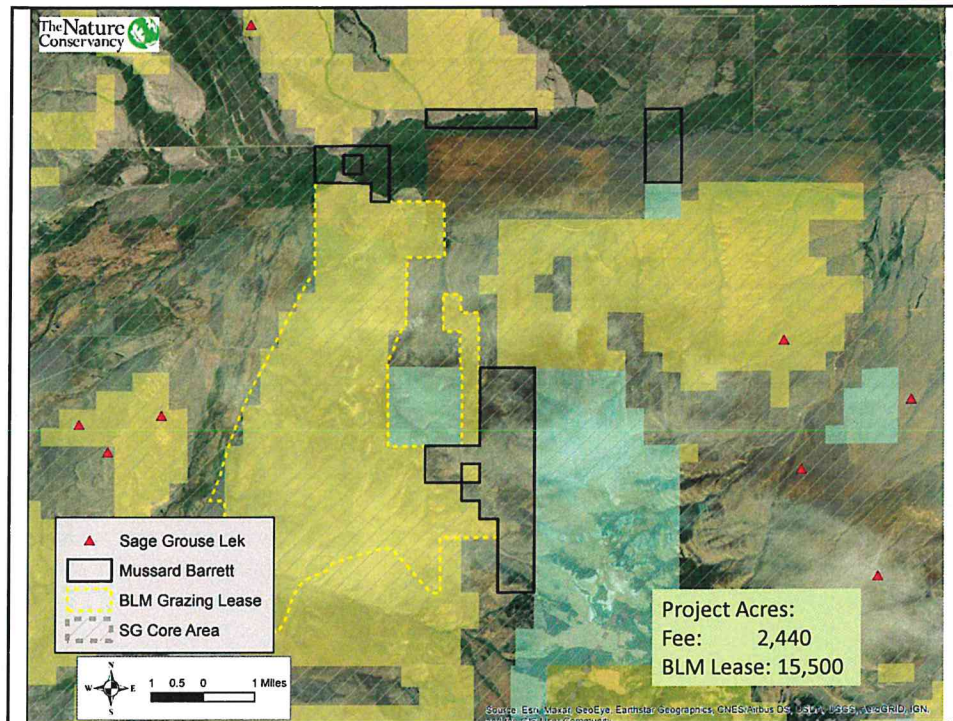
Management: Summer pasture for Family-owned cow/calf operation

**Conservation Easement:**

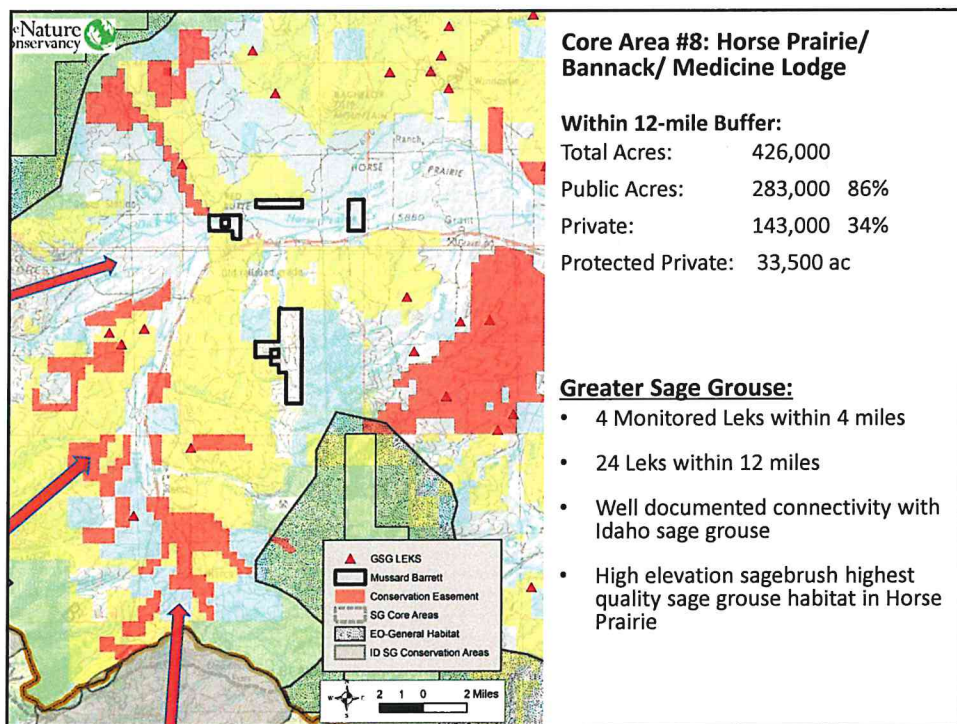
- 2,440 acres proposed for protection
- Easement Value: \$2,165,000
- NRCS ALE Funds (secured): \$1,500,000
- Landowner Donation Pledged: \$165,000
- MSGHCP Funds Requested: \$527,800
- Credits: 40,128 (~\$13/credit)

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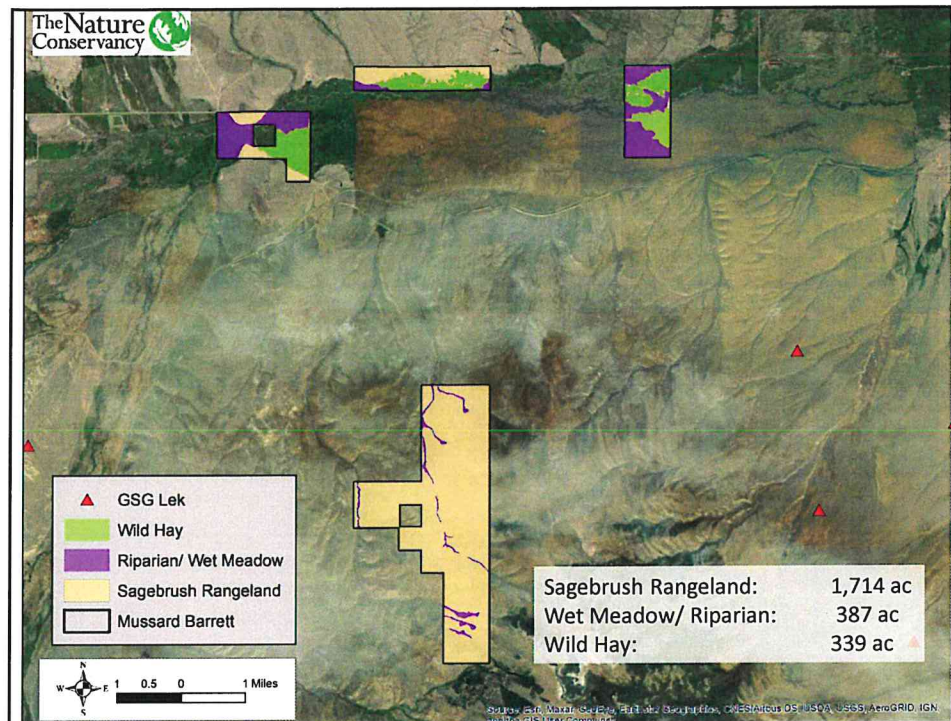


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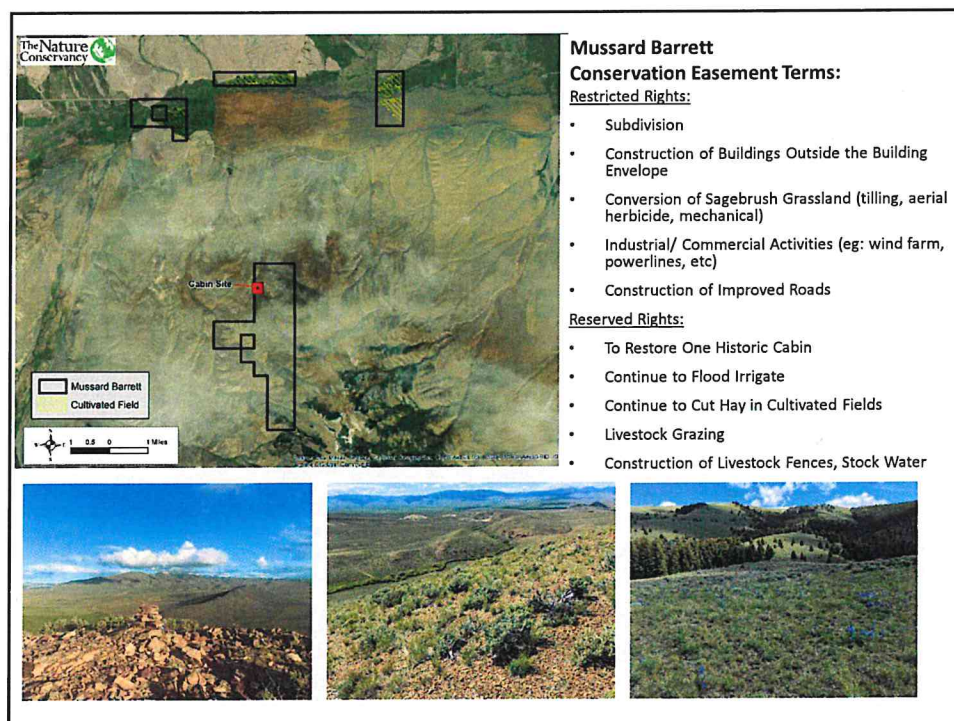


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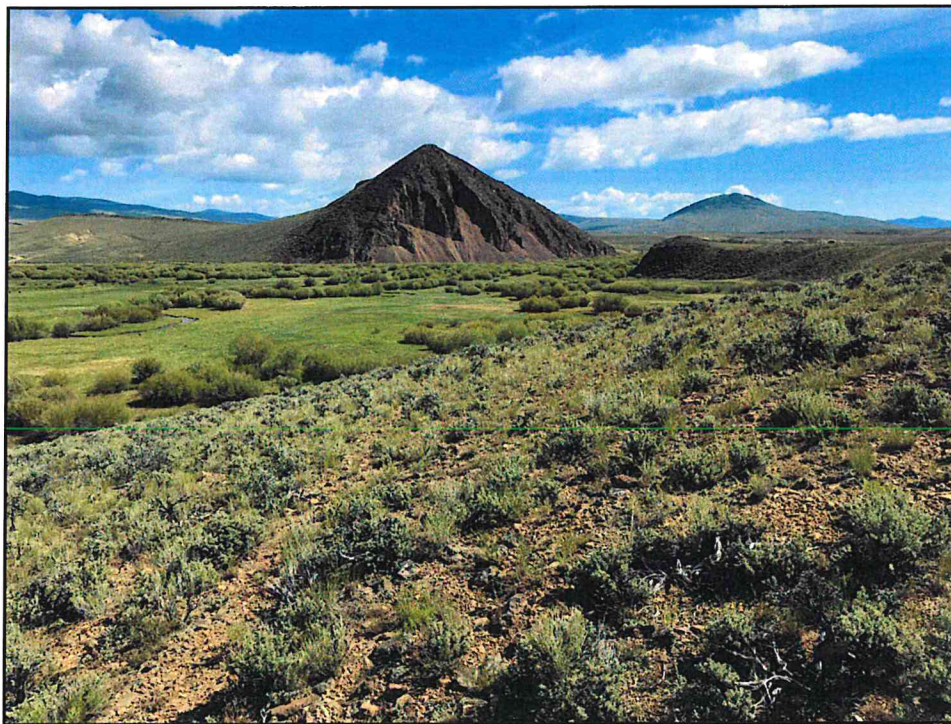


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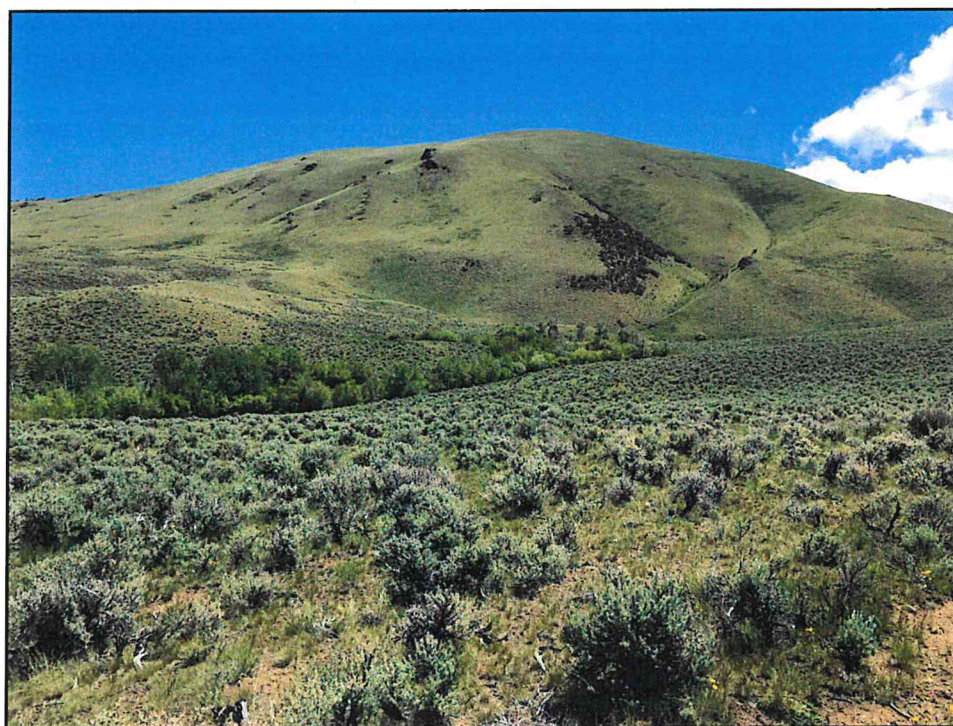


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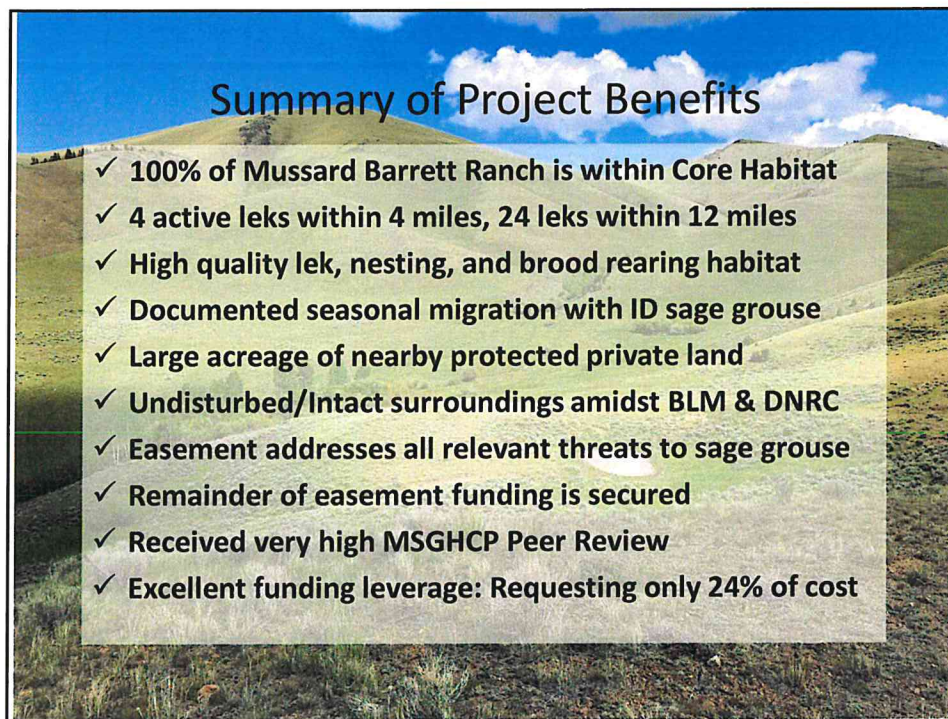
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		Percent of Total Project Cost			
<b>BUDGET</b>				<b>Transaction Costs:</b>	
Appraised Conservation Easement Value:	\$ 2,165,000.00	98%		appraisal	\$ 20,000.00
<b>FUNDING SOURCES:</b>				baseline	\$ 6,000.00
NRCS ALE (secured)	\$ 1,500,000.00	68%		EHA	\$ 1,000.00
MSGHCP (requested)	\$ 500,000.00	23%		title insurance	
Landowner Donation	\$ 165,000.00	7%		remoteness	\$ 500.00
Easement Purchase Price	\$ 2,000,000.00	91%		closing	\$ 300.00
				<b>TOTAL</b>	<b>\$ 27,800.00</b>
Transaction Costs (requested)	\$ 27,800.00	1%			
Perpetual Easement Stewardship	\$ 10,000.00				
<b>TOTAL PROJECT COST</b>	<b>\$ 2,202,800.00</b>				
<b>MSGHCP request</b>	<b>\$ 527,800.00</b>	<b>24%</b>			



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